

CHAPTER 7

RMHS-1 AND RMHS-2 - RESIDENTIAL, MOBILE HOME SUBDIVISION

- 700 General Description
- 710 Permitted Principal Uses
- 720 Permitted Accessory Uses and Structures
- 730 Uses Permitted by Special Exception
- 740 Minimum Yard Requirements
- 750 Minimum Lot Area
- 760 Minimum Lot Width and Frontage
- 770 Maximum Height of Structures
- 780 Minimum District Size

SECTION 700 GENERAL DESCRIPTION

This zoning district is intended to provide for an alternate dwelling type to conventional single family housing. The purpose of this district is to provide a residential subdivision for mobile homes and modular housing units which are not generally compatible with conventional single family homes. This district provides for individual lots which allow the mobile home owner to own the property on which the home is situated. A minimum zoning district size is established to assure that a desirable residential environment is created and to provide separation from neighboring conventional housing areas. The requirements established in this district are intended to encourage site and development plans which will maximize compatibility between mobile home developments and developments on adjoining land, and to protect and enhance the mobile home site and its environs.

SECTION 710 PERMITTED PRINCIPAL USES

Principal use permitted in the RMHS Residential, Mobile Home Subdivision district are as follows:

- (a) Any principal use permitted, other than by Special Exception, in the RS-3 Residential Single Family district.
- (b) One family single, double or triple wide mobile homes or modular homes located on individual lots, placed on permanent foundations, tied-down according to county regulations, with all hitches, wheels and axles removed and the area under the home completely enclosed.

SECTION 720 PERMITTED ACCESSORY USES AND STRUCTURES

Accessory uses and structures customarily incident to a permitted principle use in Residential Mobile Home Subdivision (RMHS) district are permitted in such district. In addition, the following uses are permitted as accessory uses:

- (a) Those accessory uses allowed in the RS-3 Residential, Single Family district.
- (b) Signs subject to the provisions of Chapter 17.

SECTION 730 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 20.

- (a) Those uses permitted as Special Exceptions in the RS-1 Residential Single Family district.

SECTION 740 MINIMUM YARD REQUIREMENTS

- (a) Front yard - The depth of the required front yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated on the Coweta Metropolitan Area Major Street and Highway Plan or 25 feet if not designated on the Street and Highway Plan, to a setback of thirty-five (35) feet on arterial streets and twenty-five (25) feet on non-arterial streets. When a lot has double frontage, the front yard requirements shall be provided on both streets.

- (b) Side yard - All buildings shall be setback from the side lot line to comply with the following side yard requirements:

- (1) For dwellings and unattached buildings accessory thereto located on an interior lot, there shall be a minimum side yard of:

RMHS-1: 10 feet

RMHS-2: 5 feet

- (2) On any corner lot, the depth of the required exterior side yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated in the Coweta Metropolitan Area Major Street and Highway Plan, or 25 feet if not designated on the Street Plan, to a setback distance of twenty (25) feet on arterial streets and fifteen (15) feet on non-arterial streets. The interior side yard requirements shall be the same as for structures on interior lots.

- (3) For all other principal buildings and unattached buildings accessory thereto, there shall be a minimum setback of fifteen (15) feet.

- (c) Rear yard - There shall be a rear yard for principal buildings of not less than:

RMHS-1: 25 feet

RMHS-2: 20 feet

Unattached buildings of accessory uses may be located in the rear yard, but shall be setback at least five (5) feet from the rear property line or outside any utility easement, whichever is greater.

SECTION 750 MINIMUM LOT AREA

- (a) For each dwelling and buildings accessory thereto, there shall be a lot area of not less than:

RMHS-1: 22,500 square feet
RMHS-2: 10,000 square feet

- (b) Where a lot has less area than herein required and all the boundary lines of that lot touch lands under other ownership on the effective date of this ordinance, that lot may be used for the placement of one dwelling unit if required yard requirements are met.
- (c) For principal and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the minimum yards required by this Chapter and the off-street parking areas required in Chapter 16.

SECTION 760 MINIMUM LOT WIDTH AND FRONTAGE

- (a) For dwellings there shall be a minimum lot width at the front building line of:

RMHS-1: feet
RMHS-2: feet

- (b) For uses other than dwellings, the lot width shall be adequate to provide the minimum yard requirements of this Chapter.
- (c) All lots shall abut a street for a distance of not less than thirty (30) feet.

SECTION 770 MAXIMUM HEIGHT OF STRUCTURES

No structures shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.

SECTION 780 MINIMUM DISTRICT SIZE

No new RMHS-2 district may be established which contains less than two (2) acres.

